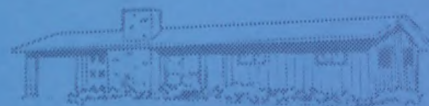


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Housing Element Update

Alleghany County, North Carolina

HOUSING ELEMENT UPDATE
ALLEGHANY COUNTY, NORTH CAROLINA

March, 1972

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Office of Community Resources
Division of Community Services

ABSTRACT

TITLE: Housing Element Update

AUTHOR: Batten Associates, Winston-Salem, North Carolina
(Glenn T. Batten)

DATE: March, 1972

SUBJECT: Housing Inventory
Current Housing Trends
Housing Needs
Housing Problems and Obstacles
Housing Program

LOCAL
PLANNING
AGENCY:

Alleghany County Planning Board

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ABSTRACT:

The Housing Element Update examines the present inventory of housing units in the County, current housing trends, and identifies the need for housing over the next few years. Housing problems and obstacles to solving the problems are discussed, current housing actions described, and a three-year program for meeting housing needs is outlined.



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HOUSING INVENTORY

HOUSING in 1970.

The 1970 Census reports a total of 3,046 housing units in Alleghany County. Since 1960, 308 units have been added to the County's housing stock --- an increase of just over eleven (11) percent or over twice the percent rise in population during the decade.*

A relatively high vacancy rate of 21.2 percent exists in the County; this is partially due to a high proportion of seasonal and vacation homes. With seasonal units excluded, the vacancy rate is 11.0 percent.

Home ownership is prevalent with four out of five homes being lived in by their owners. It is important to note that the rate of home ownership is almost as high among Negro residents as among White ones.

TABLE 1
TENURE AND VACANCY STATUS IN
HOUSING UNITS, ALLEGHANY COUNTY,
NORTH CAROLINA, 1970

	Number of Housing Units
Occupied housing units	2,673
owner occupied	2,129
white	2,076
negro	53
renter occupied	544
white	527
negro	17
Vacant housing units	717
seasonal	344
year-round	373
Total housing units	3,390

Source: U. S. Bureau of the Census, 1970 Census of Housing.

*1960 population-7,734; 1970 population (final count) - 8,134; an increase of 400 people or 5.2 percent. The Initial Housing Element (December, 1970) had to rely on preliminary census figures which indicated only a 1.0 percent increase in population.

As would be expected in a predominantly rural area, the vast majority of housing units in Alleghany County are of a single-family type. However, the proportion of duplexes, apartments, and particularly mobile homes is rising as illustrated by the following comparison.

TABLE 2
HOUSING UNITS BY TYPE OF STRUCTURES
ALLEGHANY COUNTY, NORTH CAROLINA, 1960 and 1970

Type of Structure	Year-round Housing Units			
	1960		1970	
	Number	Percent	Number	Percent
Single-family	2,674	97.7	2,721	89.3
Two-family and multi-family	46	1.7	167	5.5
Mobile homes	18	0.6	158	5.2
Total	2,738	100.0	3,046	100.0

Source: U. S. Bureau of the Census, 1960 and 1970 Census of Housing.

A significant decrease in the number of people living in each housing unit occurred during the 1960's. The Census of 1960 reported a population per occupied unit of 3.6 people; this was down to 3.0 people in 1970.

Twelve years ago, the 1960 Census found 37.7 percent of all houses in Alleghany County to be substandard and either in a deteriorating or dilapidated condition. The 1970 Census did not determine housing conditions but it does report that 852 or 31.9 percent of the County's occupied housing units lack some or all plumbing facilities. In addition to these units which are considered substandard because of plumbing inadequacies, there are an unknown number of other units which have all plumbing facilities but are substandard because of other deficiencies. Based on a sample field survey conducted in 1970*, it is estimated that some 1,300 housing units in the County are substandard to some degree; some of these need to be rehabilitated while others should be replaced.

Overcrowding is often associated with poorer housing conditions and can be used as an indicator of problems. The American Public Health Association defines overcrowding as occurring when the number of occupants of a housing unit exceeds 1.5 per room. As illustrated by the following table, Alleghany County does not have a large incidence of overcrowding; in fact, when compared with ten surrounding counties, it has the second lowest rate. Nevertheless, even in minor numbers overcrowding is a problem to be concerned with because it often leads to more serious social problems.

* Batten Associates, Initial Housing Element, December, 1970.

TABLE 3
PERSONS PER ROOM OF OCCUPIED HOUSING UNITS
ALLEGHANY COUNTY, NORTH CAROLINA, 1970

<u>Persons Per Room</u>	<u>Housing Units</u>	
	<u>Number</u>	<u>Percent</u>
1.00 or less	2,474	92.5
1.01 to 1.50	151	5.7
1.51 or more	<u>48</u>	<u>1.8</u>
Total	2,673	100.0

Source: U. S. Bureau of Census, 1970 Census of Housing.

Based on a Census sample of "specified owner occupied"* houses, it appears that the majority of the County's housing falls into a value range between \$5,000 and \$15,000. The reported median value is \$10,900. Only one out of every 25 homes sampled had a value of less than \$5,000 while over seven out of 25 were valued above \$15,000.

TABLE 4
VALUE RANGES OF SPECIFIED OWNER-OCCUPIED HOUSING
ALLEGHANY COUNTY, NORTH CAROLINA 1970

<u>Value</u>	<u>Housing Units</u>	
	<u>Number</u>	<u>Percent</u>
Less than \$5,000	159	16.1
\$5,000 to \$9,999	292	29.5
\$10,000 to \$14,999	241	24.3
\$15,000 to \$19,999	153	15.5
\$20,000 to \$24,999	83	8.4
\$25,000 to \$34,999	42	4.2
\$35,000 to \$49,999	13	1.3
\$50,000 and more	<u>7</u>	<u>0.7</u>
Total	990	100.0

* The term "specified owner occupied" means that the value data are limited to owner-occupied one-family houses on less than ten acres of land.

CURRENT HOUSING TRENDS

Since Alleghany County does not have a building permit procedure, the best indicators of housing production are residential electrical connections.

TABLE 5
ELECTRICAL CONNECTIONS TO NEW HOUSING UNITS
ALLEGHANY COUNTY, NORTH CAROLINA
1970 and 1971

<u>Type of Structure</u>	<u>Connections</u>			
	<u>1970</u>		<u>1971</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Single-family	110	49.3	188*	50.3
Two-family and multi-family	0	0.0	11	6.3
Mobile homes	<u>113</u>	<u>50.7</u>	<u>76</u>	<u>43.4</u>
Total	223	100.0	275	100.0

* does not include 20 seasonal units.

Source: Blue Ridge Electric Membership Corporation.

The role of the mobile home as a major factor in the County housing market is clear from these data. It is interesting though that the proportion of mobile homes to the total decreased this past year. The multi-family construction apparently absorbed some families who might have otherwise turned to mobile homes for accommodation.

Approximate value ranges have been estimated for the 88 single-family homes built during 1971. As illustrated by the following table, a substantial majority of the new units have an estimated value between \$15,000 and \$20,000.

TABLE 6
ESTIMATED VALUE RANGES, NEW SINGLE-FAMILY HOUSING UNITS
ALLEGHANY COUNTY, NORTH CAROLINA, 1971

<u>Value Range</u>	<u>Single-family Housing Units</u>	
	<u>Number</u>	<u>Percent</u>
\$10,000 - \$15,000	17	19.3
\$15,000 - \$20,000	57	64.8
\$20,000 and over	14	15.9
Total	<u>88</u>	<u>100.0</u>

Source: Blue Ridge Electric Membership Corporation.

HOUSING NEEDS

An estimate of housing needs in Alleghany County must take into consideration anticipated population changes, the replacement of dilapidated houses, the relocation needs of families who may be displaced by the Blue Ridge Reservoir Project, and the needs of reservoir construction workers who may be living temporarily in the County.

POPULATION CHANGES

Past and present population and economic trends, the natural potential of the region, and the overall impact the reservoir might be expected to have on the area indicates that Alleghany County will experience a slow, gradual population increase over the next thirty years. Through natural increase, a slowing in the rate of out-migration, and attraction of new people to the area, the County should grow at the average rate of 12 families per year. Thus, 12 housing units will be needed each year to meet just this one segment of the housing market.

REPLACEMENT OF DILAPIDATED HOUSING

It is estimated that there are presently 550 dilapidated housing units in Alleghany County. These are units which have declined to a point where it is no longer economically feasible to rennovate them for long-term use. In addition, there are approximately 230 deteriorating units which may be expected to slip into a dilapidated state during the next few years. A concerted effort to replace these dilapidated units over the next ten years would require an average annual production of 78 units. At the same time, very positive steps will have to be taken to encourage the upgrading and rehabilitation of some 520 deteriorating houses. The problems of replacement will be compounded if the deterioration is not reversed and additional units continue to become dilapidated.

RELOCATION HOUSING

For almost ten years Appalachian Power Company has had an application pending with the Federal Power Commission for a license to build the Blue Ridge Reservoir which would cover parts of Alleghany and Ashe Counties, North Carolina and Grayson County, Virginia. The proposal is now before the full Commission and a decision is expected within the next few months. Assuming the project is licensed in the form presently proposed and proceeds into construction, 70 families in Alleghany County will be displaced. A survey of these families shows that virtually all of them wish to remain in the County.* Thus, within a period of some 12 to 24 months following project approval, 70 units will be needed to re-house these displacees.

* Batten Associates, Residential Relocation, Blue Ridge Project, Alleghany County, North Carolina, March, 1972.

HOUSING FOR CONSTRUCTION WORKERS

At the peak of construction activity, the work force on the Blue Ridge Reservoir Project would reach approximately 1,000 to 1,200 men. About half of these workers would be day laborers hired from the region. The others would be skilled construction workers and supervisory personnel who would migrate into the area.* Unless steps are taken to concentrate the workers near the dam sites in Grayson County, Virginia, they will tend to settle wherever housing is available.

The concentrated approach to worker housing would limit the impact of construction in Alleghany County. A more dispersed settling pattern of the workers would encourage the Alleghany housing market to share in meeting the demand. Housing production would be stimulated to a high level and the housing units vacated by the workers when the reservoir is completed could help meet longer-term housing needs. However, if this approach is taken (by design or happenstance), the County must take great care to guide development to proper locations and to insure quality in design and construction. To allow such housing to scatter in an uncontrolled and random fashion would create long-term problems that would far outweigh any advantages.

* Gardner Gidley and Associates, Recreation Resources, Mount Rogers District: An Analyses and Plan for Development, February, 1970.

HOUSING PROBLEMS AND OBSTACLES

Alleghany County will continue to face some difficult housing problems over the next few years. These problems and the obstacles to their solution are stated in order of importance as background for the development of a housing program and strategy.

PROBLEMS

1. Inadequate Supply of Housing
Even though housing construction has increased during the last year, enough housing is still not being built to meet the demand created by new family formations and population increases as well as those families who wish to upgrade to new housing. The housing problem will become more acute if the proposed Blue Ridge Reservoir Project proceeds according to present plans. This project will require the relocation of some 70 Alleghany County families to other housing within a relatively short period of time following the start of project activities.
2. Substandard Housing Conditions
Although accurate figures are not available, it is estimated that close to 45 percent of the housing in Alleghany County is substandard.
3. Proliferation of Mobile Homes
The number of mobile homes in Alleghany County is growing at a rapid rate. Many people have found the mobile home to be a quick, convenient way of obtaining completely furnished shelter at a seemingly modest price. Other people have had no alternative because of difficulties in buying a conventional house.

Several mobile home parks have been developed in the County which are accommodating some of the new units. Many of the units are being placed on regular lots, often interspersed with conventional homes. In some cases, their water sources, utility connection, and sewage disposal methods are questionable. The real concern, though, is that the uncontrolled and indiscriminate use of mobile homes will bring about serious, long-term land use problems.
4. Blighting Influences
There are several conditions prevalent in Alleghany County which tend to have a blighting and depreciating effect on housing and create a poor image. One is the number of junk automobiles which have been left to rust beside the road or in a field. Another is the dilapidated condition of a number of outbuildings --- barns and storage sheds. Often these are next to a beautifully-maintained house and certainly detract from the appearance of the property.

A third condition is the number of "cross-roads" sundry stores, filling stations, and repair shops scattered in the residential communities. While these places serve useful purposes, they tend to be poorly constructed and maintained and generally present an unsightly appearance.

OBSTACLES

1. Lack of a Fully-Coordinated Housing Delivery System

Even though great progress has been made during the past year to develop the necessary machinery to stimulate housing production, the housing delivery system is still fragmented and not yet fully coordinated. It is estimated that 900 new homes will be needed in Allegheny County by 1982 to meet population increases and to replace deteriorated and dilapidated structures. An additional 70 housing units will be needed to relocate families from the Blue Ridge Reservoir area when it materializes. These demands call for a production rate of almost 100 homes per year --- a number equal to the number of conventional units produced in the County in 1971.

There are several obstacles to maintaining a high and constant production rate which must be overcome:

- Under-utilization of governmental assistance programs.

Direct home loans by the Farmers Home Administration (FmHA), insured loans by the Federal Housing Administration (FHA), and those guaranteed by the Veterans Administration (VA) have been under-utilized in Allegheny County. Many potential home buyers are simply not aware that these assistance programs exist; others have a general wariness of the Federal government or do not understand the programs and their advantages. Local financial institutions and builders have not pushed these programs because of the inconvenience and "red-tape" involved. Most homes are financed by conventional loans with a 25 to 30 percent down payment required. The term of the loan may be up to 20 years. Under the housing assistance programs, the down payment is less and the repayment term longer which makes home ownership available to many families who cannot meet the equity investment and higher monthly payments required by a conventional loan.

This obstacle is being rapidly overcome.

--- High development costs.

Terrain and rock conditions substantially increase the cost of developing homesites in Alleghany County. In order to keep the cost of housing within the range of lower income families, it is necessary to hold site development costs (land and site improvements) to a maximum of \$2,500 per lot. This is difficult, particularly since land with a minimum of site development problems is becoming more and more scarce.

--- Attitudes of builders.

Builders in the area have been very reluctant to build lower cost housing. They are wary of government assistance programs and are also concerned that their reputations for building quality, custom homes might be hurt by a move to less expensive homes.

This obstacle is being resolved gradually.

--- Coordination of various housing activities.

The home building process involves a number of interrelated components which must meet and work smoothly together if the process is to function and succeed. These components include buyers, lenders, realtors, mortgage insurers, building materials suppliers, and others who all operate on a rather independent basis. The problem is even more acute in a rural area where some of the components are located some distance away. There has been no single agency or group serving Alleghany County with the capability of pulling home building components together and then directing and coordinating their activities to meet local housing goals.

Again, affirmative steps are being taken to overcome this obstacle.

--- Insufficient market data.

Data to help forecast specific housing needs have not been available in the past. For the housing industry to meet demand, it must have knowledge of the exact nature of the market --- the number of units needed in each price range, preferences in sizes, materials, location, etc. A good deal of this information is being assembled at the present time so part of the obstacle will be overcome soon.

However, there is still a lack of data on housing conditions. These data are needed in order to estimate with reasonable accuracy the number of existing homes needing rehabilitation and the number which have declined to a point where replacement is the only answer.

--- Cost and availability of mortgage money.

For some time, the short supply of mortgage money and high interest rates stood as a major obstacle to housing production. This obstacle diminished during the past year as interest rates slowly decreased and mortgage money became more readily available.

2. Lack of Codes and Ordinances to Guide Land Use, Land Development, and Construction

At the present time, Allegheny does not have in force a comprehensive set of codes and ordinances which are necessary to guide and insure orderly growth and development, and the proper construction and maintenance of buildings. This set of codes and ordinances should include a building code, electrical code, housing code, subdivision ordinance, and zoning ordinance. The latter two have been prepared and are awaiting adoption. Without these codes and ordinances, and a strong implementation program to make them effective, housing problems will multiply faster than they can be solved.

3. Human Obstacles

There are several human obstacles to the process of getting more and better housing. Chief among these are:

--- Insufficient income.

Incomes are often not adequate to reach the normal market price of standard housing. The low incomes may result from poor schooling and training, lack of job opportunities, or perhaps low motivation. Another very real aspect is the fact that housing costs have increased faster than wages.

--- Personal problems and characteristics.

Personal matters such as poor health, poor credit records, and competing needs and values in personal finances often pose a major obstacle and diminish the possibility for many people to participate in the housing market..

HOUSING PROGRAM

The housing program for Alleghany County is made of up two elements: the objectives toward which the County wants to direct its housing efforts; and the current and future actions necessary to accomplish the tasks.

OBJECTIVES

1. Develop an effective and coordinated delivery system for making standard housing available to all people within their income ranges.
2. Eliminate substandard structures by upgrading existing homes which are deteriorating and replacing the ones which are dilapidated.
3. Eliminate conditions which have a blighting influence on residential properties.
4. Encourage the construction of mobile home parks and limit the location of new mobile homes to these parks.
5. Help more people afford better housing by helping them overcome personal obstacles.
6. Provide a central housing agency to initiate and coordinate housing activities.
7. Make greater use of available governmental housing assistance programs.

CURRENT ACTIONS AND PROGRESS

Some very positive actions have been taken and are being taken now to accomplish housing program objectives. These actions are:

1. Continuation and expansion of Blue Ridge Electric Membership Corporation's housing service.

The Blue Ridge Electric Membership Corporation has started a service to assist builders and home buyers with applications for Farmers Home Administration loans. The success of the service in Alleghany County is shown by the increase in number of FmHA Section 502 loans from five in 1970 to 35 in 1971. Plans are to continue the service with increased effort given to stimulating rehabilitation of existing homes by using the FmHA Sections 502 and 504 home improvement loans. The Membership Corporation also hopes to encourage additional residential subdivisions by helping developers secure FmHA site improvement and development loans.

2. Formation of Tri-County Housing, Incorporated

As a result of a detailed study by the Blue Ridge Planning and Development Commission into ways of initiating housing in their district of Alleghany, Ashe, and Wilkes Counties, a non-profit corporation --- Tri-County Housing, Incorporated --- has been chartered. Functions of the organization will be to assist buyers in obtaining home loans; to provide technical assistance to builders; to establish continuing contact and communication with various housing assistance agencies; and in some cases, to enter into joint housing ventures with private enterprise. Hopefully Tri-County Housing will be a primary factor in overcoming the coordination obstacle and will also bring about a greater awareness and use of housing assistance programs.

3. Completion of a Sketch Development Plan for the County

This plan represents an initial step in forming a framework for the direction of future land use and development.

4. Completion of Subdivision Regulations and Zoning Ordinance

A second step toward orderly physical growth and development has been taken by the completion of subdivision regulations and zoning ordinance covering the whole of Alleghany County. One important feature of the zoning ordinance is that any of the mobile homes located in the County after the effective date of the ordinance must be placed in mobile home parks. It is expected that both ordinances will be adopted soon.

5. Continuation of Personal Assistance Programs

Programs of Blue Ridge Community Action in certain target areas of Alleghany County are being continued. Although it is difficult to assess the effectiveness of these programs as they might apply to housing improvement, it is hoped they are helping families cope with some of the social and economic problems which prevent them from obtaining better housing. In addition to community action programs, the Agricultural Extension Service is initiating a program to help rural people with housing problems through credit assistance and home ownership counseling. It is expected that the resources of Wilkes Community College will be tapped since the College has been approved to initiate credit counseling activities under the Department of Housing and Urban Development's Section 237 program.

6. Consideration of an Abandoned Automobile Removal Program

The Sanitary Engineering Division of the North Carolina State Board of Health has been contacted for information and assistance in developing a program for removing abandoned automobiles.

7. Consideration of a Regional Housing Authority

A study is being undertaken at the present time by the Blue Ridge Planning and Development Commission staff to determine the feasibility of a regional housing authority. Findings to date indicate that housing authorities are necessary if the needs of low-income families for standard housing are to be met. The regional approach offers financial and administrative advantages and appears politically feasible.

The current actions add up to significant progress in meeting and solving Allegheny County's housing needs and problems. In fact, these actions are touching each of the housing program objectives to some degree or another. Equally impressive is the orderly, systematic, and dedicated way in which the various groups are approaching the problems. If future activities can be undertaken and accomplished with the same enthusiasm which is going into current activities, the County's housing problem will soon be overcome.

RECOMMENDED ACTIONS

1972

1. Increase and improve coordination among all groups dealing with housing and housing-related programs including those of a personal assistance nature. Tri-County Housing, Inc. is the logical group to assume the leadership role in strengthening coordination and might well serve as an information clearing-house for all housing activities.
2. Increase efforts to inform the public of the availability of various types of housing assistance. Suggested methods include: a series of newspaper articles covering different aspects of housing; articles on housing in Blue Ridge Electric Membership Corporation's newsletter which is sent periodically to all electric subscribers; a series of technical seminars with builders, realtors, and lenders.

Responsible Groups: Tri-County Housing, Inc.;
Blue Ridge Electric Member-
ship Corp.

3. Explore the advantages and disadvantages of utilizing the FmHA Housing Site Loan Program (Section 523) as a means of stimulating subdivision development.

Responsible Group: Tri-County Housing, Inc.

4. Encourage the rehabilitation of existing homes by providing assistance in securing low-interest housing repair loans under the FmHA Rural Housing Loan Program (Section 502) and the FmHA Very Low-Income Housing Repair Loan Program (Section 504).

Responsible Group: Blue Ridge Electric Member-
ship Corp.

5. Take necessary actions to secure technical assistance from the State Board of Health, Division of Sanitary Engineering in setting up a program of abandoned automobile disposal.

Responsible Group: County Commissioners

6. Continue personal assistance programs including credit and home ownership counseling.

Responsible Group: Blue Ridge Community Action;
Agricultural Extension Services

7. Field survey the entire county to determine the number of structures needing rehabilitation treatment and the number which are dilapidated and must be replaced.

Responsible Group: Blue Ridge Planning and
Development Commission
staff utilizing
responsible summer interns.

8. Establish a regional housing authority.

Responsible Group: County Commissioners with
technical advice and assistance
from the Blue Ridge Planning
& Development Commission.

9. Continue loan application assistance to potential home-
owners.

Responsible Group: Blue Ridge Electric Member-
ship Corporation.

10. Maintain an annual housing production rate of 100 conven-
tional units.

Responsible Group: Local builders and developers.

1973

1. Review and evaluate prior year's housing progress against
stated objectives and recommended actions; revise housing
program accordingly.

Responsible Group: County Commissioners with
technical assistance from
the County Planning Board.

2. Evaluate the effectiveness of the various housing assistance
measures and make appropriate changes and adjustments.

Responsible Group: Tri-County Housing, Inc. and
County Commissioners with
technical assistance from the
County Planning Board.

3. Re-evaluate housing needs in light of prior year's
production, findings of the survey of substandard housing,
and status of the Blue Ridge Reservoir Project.

Responsible Group: County Commissioners with
technical assistance from
the County Planning Board.

4. Initiate an abandoned automobile disposal program.

Responsible Group: County Commissioners with
technical assistance from the
Division of Sanitary Engineering
N. C. State Board of Health.

5. Consider the adoption of housing and building codes.

Responsible Group: County Commissioners with
technical assistance from
the County Attorney and
County Planning Board.

6. Maintain an annual housing production rate of a minimum of 100 conventional housing units, with increased production if the Blue Ridge Reservoir materializes.

Responsible Group: Local builders and developers.

1974

1. Review and evaluate prior year's housing progress against stated objectives and recommended actions; revise and update the housing program accordingly.

Responsible Group: County Commissioners with
technical assistance from
the County Planning Board.

2. Re-evaluate the effectiveness of the various housing assistance measures and make appropriate changes and adjustments.

Responsible Group: Tri-County Housing, Inc. and
County Commissioners with
technical assistance from
the County Planning Board.

3. Maintain an annual housing production rate of 100 conventional units, with increased production if the Blue Ridge Reservoir materializes.

Responsible Group: Local builders and developers.

4. If the Blue Ridge Reservoir Project is underway, update the sketch land development plan with detailed emphasis on high-impact areas.

Responsible Group: County Planning Board

APPENDIX A PLANNING WORK PROGRAM

The following list is a summary of planning work related to housing which is proposed by the Housing Program. This list includes manpower and cost estimates and is intended as a guide to the Planning Board and Board of County Commissioners in budgeting future activities.

<u>1972</u>	<u>Work By</u>	<u>Estimated Man-months</u>	<u>Estimated Cost</u>
(1) Field survey of housing conditions	<u>1/</u>	6	\$3,000
(2) Study and develop an abandoned automobile disposal program	<u>2/</u> or <u>3/</u>	3	3,500
(3) Provide technical assistance in administering zoning ordinance	<u>3/</u>	1	1,250
<u>1973</u>			
(1) Review and evaluate housing progress and update housing program	<u>3/</u>	1	1,250
(2) Provide technical assistance in the consideration of housing and building codes	<u>3/</u>	2	2,500
(3) Provide technical assistance in administering zoning ordinance	<u>3/</u>	1	1,250
<u>1974</u>			
(1) Review and evaluate housing progress and update housing program	<u>3/</u>	1	1,250
(2) Provide technical assistance in administering zoning ordinance	<u>3/</u>	1	1,250
(3) Update sketch land development plan <u>if</u> Blue Ridge Project is underway.	<u>3/</u>	4	5,000

- 1/ Blue Ridge Planning and Development Commission staff-(interns).
2/ N. C. State Board of Health, Division of Sanitary Engineering.
3/ Consulting planner.

APPENDIX B
ENDORSEMENTS

BLAKE HAMPTON, CHMR.
PINEY CREEK, N. C.
J. R. GAMBILL
SPARTA, N. C.
LEO TOMPKINS
EMMICK, N. C.

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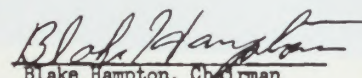
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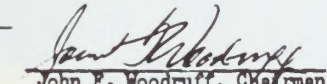
ALLEGHANY COUNTY

SPARTA, N. C.

March 22, 1972

The Housing Element Update for Alleghany County has been reviewed by local officials and is endorsed by the Alleghany County Board of Commissioners and the Alleghany County Planning Board.


Blake Hampton, Chairman
Alleghany County Board
of Commissioners


John F. Woodruff, Chairman
Alleghany County
Planning Board

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